

Unit C-208 - Verabella Falls

C-208 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11511926 |
| Status: | Active |
| Size: | 828 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Deeded Parking, Guest Parking |
| View: | |
| List Price: | \$244,999 |
| List PPSF: | \$296 |
| Valuated Price: | \$230,000 |
| Valuated PPSF: | \$278 |

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

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|--|-----|
| Number of units: | 449 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 9 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 3 |

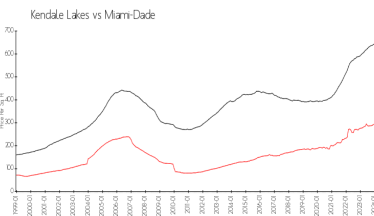
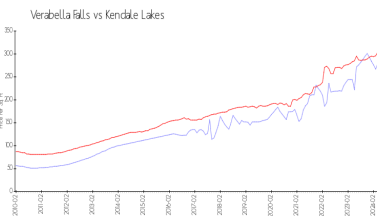
Building Association Information

Verabella Falls Condominium Association
 7100 Sw 99th Avenue # 102
 Miami, FL 33173
 Phone: (305) 380-1512

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| F-402 | 1,132 sq ft | Apr 2024 | \$310,000 | \$274 |
| B211 | 796 sq ft | Apr 2024 | \$225,000 | \$283 |
| A-110 | 1,133 sq ft | Mar 2024 | \$297,000 | \$262 |
| C-315 | 828 sq ft | Nov 2023 | \$250,000 | \$302 |
| B-208 | 828 sq ft | Jul 2023 | \$232,000 | \$280 |

Market Information



| | | | |
|------------------|---------------|----------------|---------------|
| Verabella Falls: | \$279/sq. ft. | Kendale Lakes: | \$304/sq. ft. |
| Kendale Lakes: | \$304/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Verabella Falls | 1% |
| Kendale Lakes | 1% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Verabella Falls | 28 days |
| Kendale Lakes | 33 days |
| Miami-Dade | 81 days |